THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064357** BILL GARRETT, Davidson County Trans:T20150054031 DEEDWARR Recvd: 07/06/15 11:37 3 pgs Fees:18.00 Taxes:858.40 20150706-0064909	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $232,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2015. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Eric Crafton 7557 Oakhaven Trace Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129140A02600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Wiley Cook and Susan Ballard Cook, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mitzi Crafton, unmarried, Eric W. Crafton, and April Nava, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A condominium apartment in Davidson County, Tennessee being Unit No. 302 of Wessex Towers Condominium a horizontal property regime pursuant to the Tennessee Horizontal property act, as shown on the plan to the master deed of record in Book 5200, Pages 142 and 143 Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed by Warranty Deed from Melanie C. Gordon, unmarried to David Wiley Cook and Susan Ballard Cook, husband and wife as recorded on the 19th day of August, 2014 in Instrument No. 20140819-0075259 and Warranty Deed from LaVerne S. Daniels, Trustee of the LaVerne S. Daniels Revocable Living Trust dated May 9, 1995 to Melanie C. Gordon, an unmarried woman as recorded on the 30th day of July, 2007 in Instrument No. 20070730-0090161, in the Register's Office of Davidson County, Tennessee.

Property is not marital residence of Eric W. Crafton or April Nava.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESSEX TOWERS Condominium of record in Book 5414, Page 634, as amended by instrument(s) of record in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book

record in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 9935, Page 486 and Book 10705, Page 777, Amendment to the By-Laws recorded at Instrument Nos. 20011127-0129399 and 20080624-0065008, and any future amendments thereto, as affected by Appointment of Successor Trustee recorded at Instrument No. 20120516-0042527.

Charter of Wessex Towers Condominium Association, Inc. recorded in Book 5412, Page 451.

Matters appearing on the plat recorded in Plat Book 5200, Page(s) 142-143, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".

This is improved property located at 6666 BROOKMONT TER #302 Nashville TN 37205-4633.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2015.

David Wiley Cook

Susan Ballard Cook

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Wiley Cook, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2015.

Notary Public

My Commission Expires: _____

X

STATE OF Florida)

COUNTY OF Walton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Ballard Cook, with whom ~~I am personally acquainted,~~ provided identification and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~1st~~ 30th day of ~~July~~ June, 2015. MRH

Notary Public

My Commission Expires: May 18, 2019

M. R. HUNT
MY COMMISSION EXPIRES
May 18, 2019
#FF 232307
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

record in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 9935, Page 486 and Book 10705, Page 777, Amendment to the By-Laws recorded at Instrument Nos. 20011127-0129399 and 20080624-0065008, and any future amendments thereto, as affected by Appointment of Successor Trustee recorded at Instrument No. 20120516-0042527.

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Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2015.

David Wiley Cook

Susan Ballard Cook

STATE OF Mississippi)

COUNTY OF Lafayette)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Wiley Cook, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2015.

Notary Public

My Commission Expires: 05/04/2018



STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Ballard Cook, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2015.

Notary Public

My Commission Expires: _____